

# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE November 10, 2011

### OFFICE OF Planning Department

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division of the Community Development/Resource Agency located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

#### 10:00 am FLAG SALUTE

**ROLL CALL:** Richard Johnson (Chairman)[absent], Jeffrey Moss (Vice Chairman), Miner Gray (Secretary)[absent], Larry Sevison, Ken Denio, Gerry Brentnall and Richard Roccucci

#### REPORT FROM THE PLANNING DIRECTOR -

Michael Johnson, Agency Director reported on the following updates to the Commission: At the Board of Supervisor on Tuesday the Board approved a Williamson Act contract in the north Lincoln area, the Board also unanimously approved the Drycreek Greenway Regional Plan and is the associated EIR. It was noted that while the County no longer receives money from the State for Williamson Act contracts the County still feels it is important to consider Williamson Act contracts. The Homewood Mountain Resort project, heard by the Planning Commission was appealed to the Board. The entire project including the General Plan Amendment and Rezone, will be heard by the Board in Tahoe. On December 6<sup>th</sup> the Board will hold their hearing, in this chamber, to consider the regional sewer issue for the Auburn area.

On December 8<sup>th</sup> the Planning Commission items include, a General Plan Amendment, Rezone, Conditional Use Permit Tentative Subdivision Map for Sierra Sun Villas, a ZA Appeal of a Variance in the Granite Bay area for a required setback from Miners Ravine, a ZA Appeal in the Granite Bay Meadows subdivision regarding setbacks, a ZA Appeal on Truckee Airport Industrial Park relating to a concern with the adequacy of parking, and finally a workshop on the draft Granite Bay Community Plan which is the document provided to you today. On January 12, the Planning Commission will hear the Target expansion project and will vote for officers.

**PUBLIC COMMENT** - of matters <u>not included</u> on the current agenda. *No Public Comment was received.* 

1) 10:05 am 10:05 am

## CULTURAL/HISTORIC RESOURCE REGISTER (PCUL 20110251) PCWA HERITAGE CENTER – HALLBOM RESIDENCE CATERGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from the Placer County Water Agency for a recommendation to the Board of Supervisors to place the PCWA Heritage Center (former Hallbom residence) in the Placer County Official Register of Cultural and Historic Resources. This action is being considered pursuant to the Placer County Cultural and Historic Resource Preservation Ordinance (Chapter 15 of the Placer County Code). The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.330 (Class 31 – Maintenance, repair or restoration of historical resources) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15531.

**Project Location**: The project is located on 10681 Ophir Road in the Auburn area.

**APNS**: 040-111-054 **Total Acreage**: 26.09 acres

Zoning: INP-B-43-SP (Industrial Park, combining minimum Building Site of

43,560 square- feet, combining Special Purpose)
Community Plan Area: Ophir General Plan

MAC Area: Newcastle/Ophir MAC

**Applicant: Placer County Water Agency** 

**County Staff:** 

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

MOTION VOTE 5:0 Commissioner Brentnall move, Commissioner Denio second

Recommend to the Board of Supervisors to add the PCWA Heritage Center to the Placer County Official Register of Cultural and Historic Resources.

2) 10:20 am 10:20 am

GENERAL PLAN AMENDMENT (PGPA 20110354)

ADOPTION OF THE PLACER PARKWAY CORRIDOR ALIGNMENT AND RECOGNITION OF THE HIGHWAY 65 BYPASS IN THE PLACER COUNTY GENERAL PLAN POLICY DOCUMENT

PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARING HOUSE 2003092069 and 1990900200626) SUPERVISORIAL DISTRICT 2 (ROBERT WEYGANDT)

Consider a recommendation from Placer County Department of Public Works to amend the General Plan Circulation Element to depict the Placer Parkway Corridor and the Highway 65 Bypass. The Planning Commission will provide two recommendations to the Board of Supervisors; (1) to consider and accept the previously certified Environmental Impact Report and find it adequate to satisfy the requirements of CEQA, and 2) to consider adoption of the amendments to the Circulation Element.

**Project Location**: Placer Parkway Corridor and the Highway 65 Bypass

Community Plan Area: Placer County General Plan

MAC Area: not applicable

**Applicant:** Department of Public Works

**County Staff:** 

Department of Public Works: Richard Moorehead (530) 745-7533

Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

MOTION VOTE 5:0 Commissioner Ken Denio move, Commissioner Roccucci second

Recommend to the Board of Supervisors the acceptance of the Final EIR/EIS that was certified by the South Placer Regional Transpiration Authority and find it is adequate for use by the County a responsible agency,

MOTION VOTE 5:0 Commissioner Ken Denio move, Commissioner Brentall second

Items 2, 3, 4 and 5 recommend to the Board of Supervisors as written [in staff report] with 4 and 5, considering the attached errata received today.

Meeting Adjourn – 10:31 am